



Agenda Item: Subdivision Plat - Preliminary

Title: University of Wyoming Transit Addition Preliminary Plat

Recommended Council MOTION:

Move to **Approve** the University of Wyoming Transit Addition Preliminary Plat based on findings of fact and conclusions of law and subject to all of staff's recommended conditions and authorize the mayor and clerk to sign the preliminary plat.

Administrative or Policy Goal:

Platting of partly unplatted and previously platted property is in accordance with the goals of the Comprehensive Plan and the Major Street Plan. The proposed subdivision complies with the Comprehensive Plan, Parks and Recreation Plan and Major Street Plan.

Comprehensive Plan - Future Land Use:

The Comprehensive Plan's Future Land Use (FLU) Map (Map 3.2) shows this area as Suburban Commercial. The Suburban Commercial category fills the needs of the immediate surrounding suburban neighborhood. Intensity is usually much less than in an automobile oriented commercial area. Due to the property already being zoned B2 (Business), the zone is a bit more intensive than the Suburban Commercial classification recommends, but staff believes this zone fits well within the area, especially as the property to the north is C2 and just across the bridge to the south is also C2, a much more intense zone district than B2.

As filed, the proposed Preliminary Plat generally complies with the Land Use Plan and does not prohibit future development in accordance with the Plan.

Major Street Plan

The preliminary plat lies along 15th Street, which is identified as an existing minor arterial street. All improvements have been completed for 15th Street and no new work is proposed for the 15th Street right-of-way except for some minor sidewalk changes associated with the Site Plan application.

Parks and Recreation Master Plan

The University of Wyoming Transit Addition preliminary plat is located within Service Area 8 of the Parks and Recreation Master Plan. A bike path is recommended for 15th Street, which is already in existence along 15th Street and thus will not be required through this preliminary plat. In addition, a 10 foot shared use path has been constructed on the east side of the bridge portion of the street that goes over I-80.

Background:

Previous Platting:

In 1971, the two northern lots that are being vacated were platted as Block 1, Lot 1 and 2 of the Brunner Addition. The larger, southern parcel of this plat has never been platted before. The former use of these lots, prior to the University of Wyoming purchasing the land, was a Honda Car dealership, which discontinued use of the property back in 2019.

UW Transit Addition Preliminary Plat:

The University of Wyoming purchased all three lots with the expectation of putting their new transit center on the new platted lot. The applicant desires to combine all three existing lots into one and this triggered a preliminary plat. If it was only the combination of two platted lots, this would only trigger a lot consolidation application, due to this encompassing three lots and one not being platted, it triggered the preliminary and final plat process. The University of Wyoming has also submitted a Type 3 site plan that includes all public improvements and site design have been addressed under the site plan. The final site plan has been included in the attachments. For all public improvements, the applicant will be required to submit a Subdivision Completion Agreement, but since the University of Wyoming is regarded as part of a government entity, they will not be required to submit bonds or any other financial security. This is common practice for any government institution.

Planning Commission Background

Planning Commission recommended **approval** of PP-21-01 at the March 22, 2021 meeting with a vote of Aye: 5. Nay: 0. Absent: 2.

Public Comment

Staff has received no questions or concerns about the preliminary plat at this time.

Legal/Statutory Authority:

- Laramie Municipal Code: Title 15 (Unified Development Code)
- Wyoming State Statutes Title 15 Cities and Towns, Article 5 Planning
- Wyoming State Statutes Title 15 Cities and Towns, Article 6 Zoning
- Laramie Comprehensive Plan
- Major Street Plan

BUDGET FISCAL INFORMATION:

REVENUE

Source	Amount	Type
Fees/Charges for Service	\$600.00	Application Fee (Fees based off of the layout & number of lots)
Grant		
Loan		
Other		
Total	\$600.00	

Responsible Staff:

Todd Feezer, Assistant City Manager,
721-5304
Matthew Cox, Associate Planner,
721-5344

Future dates are subject to change

Advertised	
Public Hearing (PH) Held	April 20, 2021
PH Advertised	April 3, 2021
Introduction/Final/1 st Reading	April 20, 2021
2 nd Reading	
3 rd Reading	

Attachments:

- Planning Commission Staff Report (March 22, 2021)